

SUMMARY

HOPE VI Community Meeting #3

The Martin Luther King Revitalization Plan

Thursday, December 16, 2004
320 N. Commerce Park Loop
Sentinel Building

Focus on HOPE VI Review of Proposed Revitalization Plan

Jack Siry, Community Services Deputy Director introduced staff, gave a brief overview of what was discussed at the last meeting, reminded attendees of future meeting dates, and explained that meeting minutes, power point presentations, and comment sheets are available on the City of Tucson Community Services Website.

Jack Siry presented general information regarding the Revitalization plan, which consists of two main components – the Depot Plaza, which includes the Martin Luther King Apartments (MLK) replacement and another site on Silverbell, which will include a mix of new elderly/disabled public housing units with market rate and affordable rental and ownership units. Next to Depot Plaza, an additional 11 units at the Rialto Theatre will be also be renovated. These units will add to the stock of affordable housing in the downtown area.

There is a definite need for revitalization in the downtown area. The MLK building has major design problems. There is a lack of services for elderly/disabled residents. The revitalization plan will improve units and amenities for MLK residents. All residents of MLK will be required to relocate during the construction phase of the MLK building. Options for temporary or permanent relocation will be offered. Residents may choose to return to MLK in the downtown area permanently or move to the Silverbell site once construction is completed. Other permanent and temporary options include relocation to public housing units, or transferring their housing assistance to a Housing Choice Voucher.

The Community Services Department has proven success with two prior HOPE VI projects – Posadas Sentinel and the South Park/Robert Kennedy Homes. The neighborhoods surrounding these two projects have experienced reduced crime and poverty rates.

Nelsen Architects – Jennifer Smithey – PowerPoint Presentation

MLK Building – Similar to last year's HOPE VI design proposal, all units have the same floor plans. This year's design will include:

- ? 6 story MLK building – 68 total subsidized units (63 one bedroom and 5 two bedroom units-fully handicapped accessible) Each entry door is recessed – with an alcove to make each entry more individual
- ? 5 story building - Congress Street Redevelopment for market rate & affordable units with ground level retail space along Congress St. and 5th Ave.
- ? A public plaza and three private patio areas – one on the ground level, with a dog/pet run, tables and trellises, and two at the second level.
- ? Shared community room with kitchen and access to the public plaza – for use by residents of both buildings or leased for special events
- ? All units have balconies or outdoor private patios
- ? Public space for MLK is on ground floor

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- ? Parking – underground garage with some storage units (garage has been downsized from last year's plans and will not be 2 floors under the MLK building) Garage will be geared to address parking issues for residents of both buildings
- ? Laundry Room on each floor, clinic, exercise area, and space for a resident store is included in the plans

Silverbell Site – 1 Mile North of Grant near Goret

- ? The land at the Silverbell site is approximately 31 acres
- ? Site will be comprised of a mix of market rate, affordable and subsidized elderly/disabled units. 28 subsidized public housing rental units, 2 affordable rental units, 8 affordable homeownership units, 97 market rate homeownership units

Service Priorities – Based on Resident Survey

- ? Increased safety and security
- ? Mobility assistance and Field Trips
- ? Education enrichment and computer literacy
- ? Recreation and independent living skills
- ? Economic development and job opportunities

Community and Supportive Services (CSS) Partners

Many partners have committed to participate in the HOPE VI grant by providing services to assist residents in transitioning and enhancing their quality of life. The following is a list of partners:

- ? U of A Mobile Health Clinic
- ? U of A College of Public Health
- ? Lutheran Social Ministries of the Southwest
- ? Community Food Bank
- ? DIRECT
- ? Rise, Inc.
- ? Rialto Theatre
- ? Tucson Police Department
- ? Tucson Parks & Recreation Department
- ? Calli Ollin Charter School
- ? Tucson-Pima Library
- ? Family Housing Resources, Inc. (FHR)
- ? Chicanos por la Causa

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Funding

Total HOPE VI Project = Approximately \$24 million

9.7 to 10 million is being requested from HOPE VI funding

Other possible funding sources – County Bonds, state funds, Rio Nuevo

Time Line

Next Meeting – Wrap up meeting – Scheduled for Wednesday 1/5/05 at 5:30 pm

Mayor & Council Meeting – Tuesday 1/11/05 at 5:30 pm

HOPE VI Application due to HUD – 2/1/05

Project award announcement – Approximately 5/1/05

Questions

(Q) What was the total cost for the MLK Depot Plaza and Silverbell site in the HOPE VI application last year?

(A) \$24 Million

(Q) What is the difference in the parking garage from last year's HOPE VI plan design to this year's plan design?

(A) Last year, the garage was to be 2 underground floors, and this year the design is for only 1 underground floor of parking.

Sign Language interpreters were available, but not necessary

Spanish-English translation was provided through an interpreter

Architectural Drawings to follow

Da 12/22/04